



20120417000131460 1/2 \$92.50
Shelby Cnty Judge of Probate, AL
04/17/2012 02:29:42 PM FILED/CERT

This instrument prepared by:
Jeff G. Underwood, Attorney
Sirote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Travis Rowland
Annette Rowland
104 Creekside Circle
Wilsonville, AL 35186

SPECIAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two hundred eighty-two thousand three hundred twenty and 00/100 Dollars (\$282,320.00) to the undersigned, The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificate Holders CWALT, Inc. Alternative Loan Trust 2006-18CB, Mortgage Pass-Through Certificates, Series 2006-18CB, a corporation, by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, as Attorney in Fact, (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Travis Rowland, and Annette Rowland, (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 202, according to the final plat of Lakewood Phase 2, as recorded in Map Book 35, Page 42, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantees herein assume and agree to pay.
3. Easements, restrictions and setback lines as shown on recorded plat.
4. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Inst. No. 20110719000210070, in the Probate Office of Shelby County, Alabama.

\$ 204,849.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD Unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy thereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



IN WITNESS WHEREOF, the said Grantor, has hereto set its signature and seal, this the 27th day of January, 2012.

The Bank of New York Mellon FKA The Bank of New York, as
Trustee for The Certificate Holders CWALT, Inc. Alternative
Loan Trust 2006-18CB, Mortgage Pass-Through Certificates,
Series 2006-18CB

By Bank of America, N.A., successor by merger to BAC Home
Loans Servicing, LP, FKA Countrywide Home Loans Servicing,
LP, as Attorney in Fact

By: 


Its Todd Gabert, Assistant Vice President

STATE OF Arizona

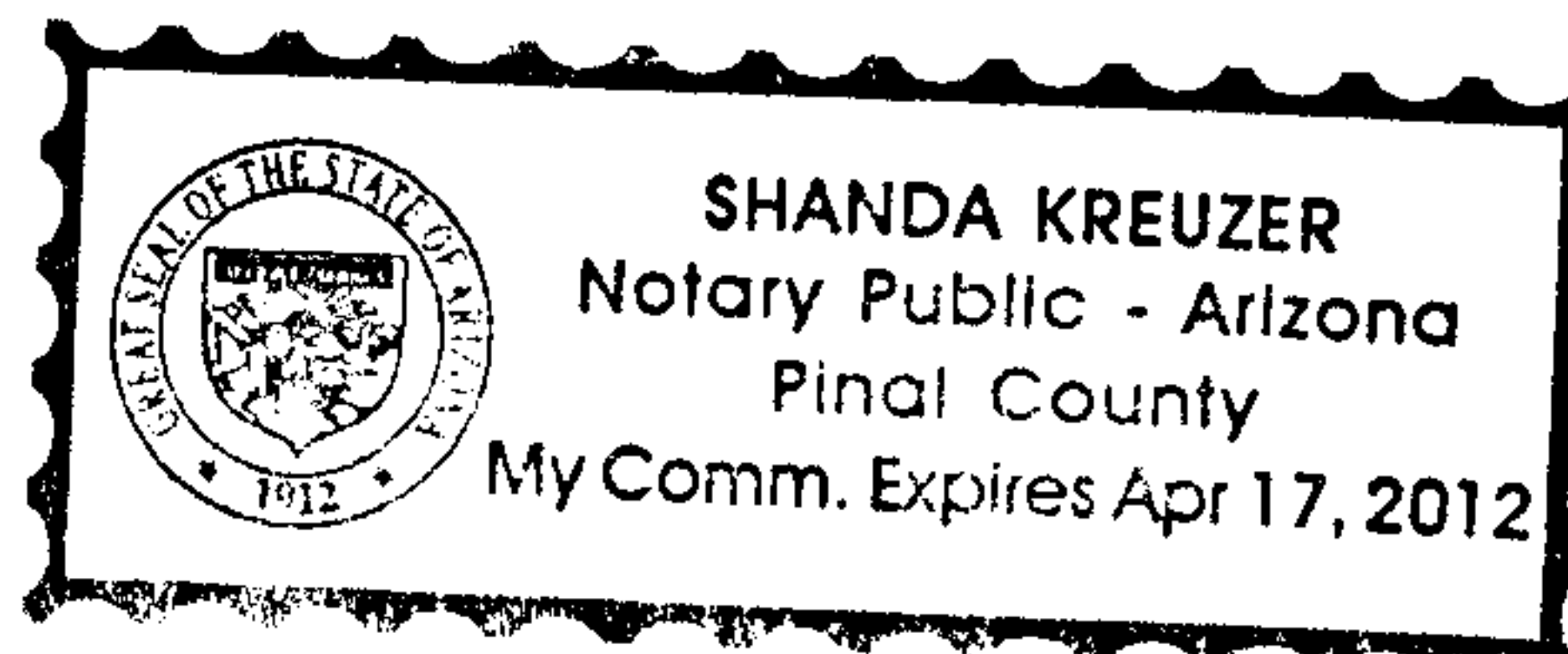
COUNTY OF Maricopa


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Todd Gabert, whose name as Assistant Vice President of Bank of America,
N.A., successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans
Servicing, LP, as Attorney in Fact for The Bank of New York Mellon FKA The Bank of New York, as
Trustee for The Certificate Holders CWALT, Inc. Alternative Loan Trust 2006-18CB, Mortgage Pass-
Through Certificates, Series 2006-18CB, a corporation, is signed to the foregoing conveyance, and who is
known to me, acknowledged before me on this day that, being informed of the contents of the
conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the
act of said Corporation, acting in its capacity as Attorney in Fact as aforesaid.

Given under my hand and official seal, this the 27th day of January, 2012.


NOTARY PUBLIC Shanda Kreuzer
My Commission expires: 4-17-12
AFFIX SEAL

2011-003224




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Shelby County, AL 04/17/2012
State of Alabama
Deed Tax: \$77.50